



Ellis Brooke



1 Landseer Close

Hillmorton, Rugby, CV21 4DE

Guide price £275,000



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Porch

Double glazed sliding door to the front. Further metal framed door into hallway.

Hallway

Doors off to all accommodation. Loft access hatch. Radiator. Cupboard housing Worcester combination boiler.

Lounge

Double glazed window to the front aspect. Radiator. Fireplace.

Kitchen

Double glazed window to the rear garden. Double glazed door to the side aspect (driveway and garage). Radiator. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drain. Space for a cooker. Space for a fridge and a freezer. Space and plumbing for a washing machine. Inset spotlights.

Bedroom One

Double glazed window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Range of fitted bedroom furniture.

Bathroom

Double glazed window to the rear aspect. Small built in cupboard. Panelled bath with shower over. Wash hand basin and WC with vanity unit. Heated towel rail. Tiling to splashbacks.

Front Garden

Laid to lawn with several shrubs and small trees.

Driveway

Block paved driveway leading along one side of the bungalow and then becomes a block paved pathway along the frontage. Double wooden gates leading to garage.

Garage

Single detached garage with metal up and over door. Further block paved hard-standing immediately in front of the garage plus an access gate into the garden.

Rear Garden

Enclosed by timber fencing and hedges. Full width shallow patio. The rest being laid to lawn (currently overgrown) with a side access gate.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



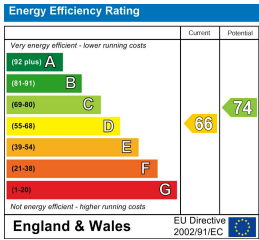
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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